

**CITY OF CHICAGO ZONING BOARD OF APPEALS**  
**FRIDAY- September 20, 2019**  
**121 N. LaSalle Street- City Council Chambers - 2nd Flr.**

Approval of the minutes from the August 16, 2019 regular meeting of the Board.

Approval of the agenda for the September 20, 2019 regular meeting of the Board.

**9:00 A.M.**

**Request for special use extension**

<b>382-18-S</b> <b>APPLICANT:</b> <b>OWNER:</b> <b>PREMISES AFFECTED:</b> <b>SUBJECT:</b>	<b>ZONING DISTRICT: B3-1</b> Canine Therapy Corps The El Marro Land Trust 3918 W. Fullerton Avenue Application for a special use to establish a shelter and boarding kennel (animal training).	<b>WARD: 31</b>
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**Regular Call**

<b>460-19-S</b> <b>APPLICANT:</b> <b>OWNER:</b> <b>PREMISES AFFECTED:</b> <b>SUBJECT:</b>	<b>ZONING DISTRICT: RM-6.5</b> One Parking 707 Inc. 1415 Condominium Association 1415 N. Dearborn Street Application for a special use to establish non-accessory parking in an existing twenty-seven story building by using eleven of the forty-five required parking spaces.	<b>WARD: 2</b>
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<b>461-19-S</b> <b>APPLICANT:</b> <b>OWNER:</b> <b>PREMISES AFFECTED:</b> <b>SUBJECT:</b>	<b>ZONING DISTRICT: B3-1</b> John McGowan d/b/a/ Serenity Nails, LLC Amin Ijbara 8237 S. Kedzie Avenue Application for a special use to establish a nail salon.	<b>WARD: 18</b>
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<b>462-19-S</b> <b>APPLICANT:</b> <b>OWNER:</b> <b>PREMISES AFFECTED:</b> <b>SUBJECT:</b>	<b>ZONING DISTRICT: B3-2</b> Johnson Duong Same as applicant 3107 W. Armitage Avenue Application for a special use to establish a nail salon.	<b>WARD: 1</b>
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<b>463-19-Z</b> <b>APPLICANT:</b> <b>OWNER:</b> <b>PREMISES AFFECTED:</b> <b>SUBJECT:</b>	<b>ZONING DISTRICT: B2-3</b> Clark Apartments, LLC Same as applicant 3839 N. Clark Street Application for a variation to reduce the front setback from the required 7.5' to zero, rear setback from 30' to 19', north setback from 5' to zero (south to be zero), for a proposed five-story, nine dwelling unit building.	<b>WARD: 44</b>
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<b>464-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Giel and Regina Stein	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2513 N. Burling Street	
<b>SUBJECT:</b>	Application for a variation to reduce the north setback from the required 2' to zero (south to be 3'), combined side setback from 5' to 3' for a proposed three-story, single family residence.	
 <b>465-19-Z</b>	 <b>ZONING DISTRICT: C1-3</b>	 <b>WARD: 32</b>
<b>APPLICANT:</b>	Gino Battaglia	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1740 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the required total off-street parking spaces from the required one to zero for a proposed artist live/ work space on the third floor of an existing three-story, mixed use building.	
 <b>466-19-Z</b>	 <b>ZONING DISTRICT: RM-5.5</b>	 <b>WARD: 48</b>
<b>APPLICANT:</b>	Edgewater Acquisitions, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5946-62 N. Sheridan Road	
<b>SUBJECT:</b>	Application for a variation to increase the height from the maximum 60' to 65.92' for a proposed six-story, fifty-nine dwelling unit building with ground floor parking.	
 <b>467-19-S</b>	 <b>ZONING DISTRICT: C1-2</b>	 <b>WARD: 27</b>
<b>APPLICANT:</b>	The Salvation Army, an Illinois Corporation	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2511-33 W. Madison Street	
<b>SUBJECT:</b>	Application for a special use to expand an existing special use to allow the expansion of an existing off-site accessory parking lot which serves the existing community center located at 20 S. Campbell Avenue.	
 <b>468-19-S</b>	 <b>ZONING DISTRICT: B3-3</b>	 <b>WARD: 26</b>
<b>APPLICANT:</b>	OG Management, Inc.	
<b>OWNER:</b>	Volo Holdings, LLC 2346 Grand Series	
<b>PREMISES AFFECTED:</b>	2346 W. Grand Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building which shall be a transit served location.	
 <b>469-19-S</b>	 <b>ZONING DISTRICT: B3-3</b>	 <b>WARD: 26</b>
<b>APPLICANT:</b>	OG Management, Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2346 W. Grand Avenue	
<b>SUBJECT:</b>	Application for a special use to reduce the required off-street parking from six parking spaces to two parking spaces for a proposed four-story, six dwelling unit building which shall be a transit served location.	

<b>470-19-Z</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 26</b>
<b>APPLICANT:</b>	OG Management	
<b>OWNER:</b>	Volo Holdings, LLC 2346 Grand Series	
<b>PREMISES AFFECTED:</b>	2346 W. Grand Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 26.33 feet for a proposed four-story, six dwelling unit building which shall be a transit served location.	
<b>471-19-Z</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 26</b>
<b>APPLICANT:</b>	OG Management, Inc.	
<b>OWNER:</b>	Volo Holdings, LLC 2346 Grand Series	
<b>PREMISES AFFECTED:</b>	2346 W. Grand Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the required minimum lot area from 2,400 square feet to 2,350 square feet for a proposed four-story, six dwelling unit building which shall be a transit served location.	
<b>472-19-S</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 49</b>
<b>APPLICANT:</b>	Discovery Practice Management Inc. d/b/a/ Center for Discovery	
<b>OWNER:</b>	Chicago Title and Land Trust # 8002370845	
<b>PREMISES AFFECTED:</b>	7450 N. Sheridan Road	
<b>SUBJECT:</b>	Application for a special use to establish a Group Community Home in an existing three-story, single family residence.	
<b>473-19-Z</b>	<b>ZONING DISTRICT: C1-3</b>	<b>WARD: 30</b>
<b>APPLICANT:</b>	Edwin E. Muniz d/b/a/ Fast Entertainment Inc.	
<b>OWNER:</b>	Edwin E. Muniz	
<b>PREMISES AFFECTED:</b>	3208 N. Kostner Avenue	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge for an existing tavern which is located within 125' of a residential district.	
<b>474-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 23</b>
<b>APPLICANT:</b>	Oscar Alanis	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5318 S. Lockwood Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 18.54' to 13.21' for a proposed second floor addition to the existing one-story, single family residence.	
<b>475-19-Z</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	SustaniaBuild, LLC- 2421 Fullerton Series	
<b>OWNER:</b>	Mary Jo Carpenter	
<b>PREMISES AFFECTED:</b>	2423 W. Fullerton Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from 3' to zero, east setback from 4' to 3', rear setback from 30' to 16' for a proposed four-story retail and twenty-one dwelling unit building with twenty-one, on-site parking spaces.	

<b>476-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	2719-23 W Haddon, Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2719 W. Haddon Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 36.13' to 2', east and west setback each from 2' to zero, combined side setback from 5' to zero for a proposed connection to the new garage roof deck from the existing three-story, three dwelling unit building.	
<b>477-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	2719-23 W Haddon Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2721 W. Haddon Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 36.12' to 22' for a proposed connection to the new roof deck from the existing six dwelling unit building.	
<b>478-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	Albert V. Trigo	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1015 N. Drake Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 37.54' to zero, north side setback from 2.4' to zero (south shall be zero), combined side setback from 6' to zero to allow a rear fence with rolling gate at 11.2' in height to serve the existing two-story residential building.	
<b>479-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	Primo Center for Women and Children	
<b>OWNER:</b>	4952 Madison, LLC	
<b>PREMISES AFFECTED:</b>	4952-58 W. Madison Street / 1-17 N. Lavergne Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a transitional residence in an existing three-story, mixed use building with ground floor retail and residential use and residential units above.	
<b>480-19-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 41</b>
<b>APPLICANT:</b>	Mateusz Jasinski	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	6167 N. Overhill Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce rear setback from the required 8.17' to 3.08' for a proposed one-story addition to the side of an existing one-story, single family residence.	

<b>481-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 6</b>
<b>APPLICANT:</b>	Nashone Greer d/b/a/ Little Angels Family Daycare II, Inc.	
<b>OWNER:</b>	Nashone Greer	
<b>PREMISES AFFECTED:</b>	6706 S. Emerald Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 43.5' to 22' for a proposed two-story day care with an attached one-car garage and two unenclosed parking stalls.	
 <b>482-19-S</b>	 <b>ZONING DISTRICT: RT-4</b>	 <b>WARD: 6</b>
<b>APPLICANT:</b>	Nashone Greer d/b/a/ Little Angels Family Daycare II, Inc.	
<b>OWNER:</b>	Alpha Temple Baptist Church	
<b>PREMISES AFFECTED:</b>	6700-06 S. Union Avenue	
<b>SUBJECT:</b>	Application for a special use to establish an accessory off-site parking lot to accommodate the required seven parking stalls to serve a proposed day care center at 6706 S. Emerald Avenue.	
 <b>483-19-Z</b>	 <b>ZONING DISTRICT: RT-4</b>	 <b>WARD: 6</b>
<b>APPLICANT:</b>	Nashone Greer d/b/a/ Little Angels Family Day Care II, Inc.	
<b>OWNER:</b>	Alpha Temple Baptist Church	
<b>PREMISES AFFECTED:</b>	6700-06 S. Union Avenue	
<b>SUBJECT:</b>	Application for a variation to establish shared parking for non-residential uses with different peak hours of operation, to serve the proposed day care at 6706 S. Emerald Avenue and a religious assembly at 6701 S. Emerald Avenue.	
 <b>484-19-S</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 28</b>
<b>APPLICANT:</b>	Reborn Ministries / Reborn Community Church	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4000 W. Wilcox Street	
<b>SUBJECT:</b>	Application for a special use to establish a religious assembly in an existing two-story building.	
 <b>485-19-Z</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 28</b>
<b>APPLICANT:</b>	Reborn Ministries / Reborn Community Church	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4000 W. Wilcox Street	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 6.92' to zero for a proposed one story addition and a rear two story addition to a religious assembly in an existing two-story building.	
 <b>486-19-S</b>	 <b>ZONING DISTRICT: RM-5</b>	 <b>WARD: 28</b>
<b>APPLICANT:</b>	Reborn Ministries / Reborn Community Church	
<b>OWNER:</b>	City of Chicago Fleet & Facility Management	
<b>PREMISES AFFECTED:</b>	3928-34 W. Wilcox Street	
<b>SUBJECT:</b>	Application for a special use to establish eighteen required off-site parking spaces to serve a proposed religious assembly at 4000 W. Wilcox.	

<b>487-19-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	Reborn Ministries / Reborn Community Church	
<b>OWNER:</b>	City of Chicago Fleet & Facility Management	
<b>PREMISES AFFECTED:</b>	3928-34 W. Wilcox	
<b>SUBJECT:</b>	Application for a variation to establish shared parking for two non-residential uses with different peak hours. The existing parking lot serves an existing library and a proposed religious assembly located at 4000 W. Wilcox Street.	
 <b>488-19-S</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 47</b>
<b>APPLICANT:</b>	GW Lawrence Ashland, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1532 W. Lawrence Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a gas station with a one-story retail building.	
 <b>489-19-Z</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 47</b>
<b>APPLICANT:</b>	GW Lawrence Ashland, LLC	
<b>OWNER:</b>	Same as above	
<b>PREMISES AFFECTED:</b>	1532 W. Lawrence Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 15,385.5 square feet for a proposed gas station with a one-story retail building.	
 <b>490-19-Z</b>	 <b>ZONING DISTRICT: B2-2</b>	 <b>WARD: 44</b>
<b>APPLICANT:</b>	Barrett Home, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1142 W. Diversey Parkway	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,980.44 square feet for a proposed four-story, three dwelling unit building.	
 <b>491-19-Z</b>	 <b>ZONING DISTRICT: RM-4.5</b>	 <b>WARD: 28</b>
<b>APPLICANT:</b>	708 S. Campbell, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	710 S. Campbell Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 12' to 2.33' for a proposed two-story, six dwelling unit building.	
 <b>492-19-Z</b>	 <b>ZONING DISTRICT: RM-4.5</b>	 <b>WARD: 28</b>
<b>APPLICANT:</b>	708 S. Campbell, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	710 S. Campbell Avenue	
<b>SUBJECT:</b>	Application for a variation to eliminate the required 348.59 square feet of rear yard open space for a proposed two-story, six dwelling unit building.	

<b>493-19-S</b>	<b>ZONING DISTRICT: B1-3</b>	<b>WARD: 49</b>
<b>APPLICANT:</b>	Holy Trinity Eritrean Orthodox Tewahedo Church in Chicago	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	7310 N. Rogers Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a religious assembly within a one-story building with fifteen on-site parking spaces.	
<b>494-19-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 17</b>
<b>APPLICANT:</b>	Deliverance Prayer Center	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	7223 S. Ashland Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a religious assembly in an existing two-story building with on-site parking.	
<b>495-19-S</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	Mariama Ngamlanji	
<b>OWNER:</b>	Monroe-Western Condo Association	
<b>PREMISES AFFECTED:</b>	117 S. Western Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair braiding salon.	
<b>496-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	North Park Elementary School	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2017-21 W. Montrose Avenue	
<b>SUBJECT:</b>	Application for a variation to increase the existing floor area ratio of 0.9 to 1.23 to allow the expansion of an existing school use in an existing two-story building, a new rear 10' fence and unenclosed parking.	
<b>497-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	North Park Elementary School	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2017-21 W. Montrose Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 37.55' to 18', west side setback from 12.08' to zero (east to be zero) for the expansion of an existing school use in an existing two-story building, a new rear 10' high fence and new unenclosed parking.	
<b>498-19-S</b>	<b>ZONING DISTRICT: M1-2</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	Covenant House Illinois	
<b>OWNER:</b>	DJC Communications, Inc.	
<b>PREMISES AFFECTED:</b>	2934 W. Lake Street	
<b>SUBJECT:</b>	Application for a special use to establish a transitional residence with beds on the second and third floor of an existing one and three story building.	

<b>499-19-S</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 26</b>
<b>APPLICANT:</b>	1205 N Spaulding, LLC	
<b>OWNER:</b>	Robert E. Brickmeyer	
<b>PREMISES AFFECTED:</b>	3256-58 W. Division / 1205 N. Spaulding Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building with detached six car garage.	

<b>500-19-Z</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 26</b>
<b>APPLICANT:</b>	1205 N Spaulding, LLC	
<b>OWNER:</b>	Robert E. Birkmeyer	
<b>PREMISES AFFECTED:</b>	3256-58 W. Division Street/ 1205 N. Spaulding Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed three-story, six dwelling unit building with detached six car garage.	

<b>501-19-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 4</b>
<b>APPLICANT:</b>	Jaroslav Madry	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4830-32 S. St. Lawrence	
<b>SUBJECT:</b>	Application for a variation to reduce the north setback from 2.02' to zero, south setback from 2.02' to 0.05', combined side setback from 5.05' to 0.05' to subdivide an existing zoning lot into two zoning lots. The existing three-story, three dwelling unit building at 4830 S. St. Lawrence shall remain. A new three-story, three dwelling unit building is proposed for 4832 S. St. Lawrence Avenue.	

<b>502-19-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 41</b>
<b>APPLICANT:</b>	Anthony & Maureen Chiavola	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	6631 W. Albion Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the west setback from the required 4' to 1.6', east setback from 4' to 1.3', combined side setback from 9' to 2.9' for a proposed two-story, single family residence with front covered porch and rear wood deck.	



**2:00 P.M.**

<b>503-19-S</b>	<b>ZONING DISTRICT: DX-5</b>	<b>WARD: 3</b>
<b>APPLICANT:</b>	South Loop Skilled Nursing Facility d/b/a/ Warren Barr South Loop	
<b>OWNER:</b>	FNR Chicago SL, LLC	
<b>PREMISES AFFECTED:</b>	46-60 E. 18th Street / 1725 S. Wabash Avenue	
<b>SUBJECT:</b>	Application for a special use to amend an existing special use to eliminate the condition requiring off-street parking for fifty-eight automobiles to serve the existing five-story, one-hundred ninety-seven bed skilled nursing facility.	

**504-19-S**                      **ZONING DISTRICT:** B3-3                      **WARD:** 46  
**APPLICANT:** Xuyen Truong as president of 888 Salons Limited  
**PREMISES AFFECTED:** 952 W. Montrose Avenue  
**OWNER:** Jake Siegel (Beneficiary of Trust 93-2076)  
**SUBJECT:** Application for a special use to establish a hair salon.

## CONTINUANCES

<b>251-19-S</b>	<b>ZONING DISTRICT: DX-7</b>	<b>WARD: 42</b>
<b>APPLICANT:</b>	Kadampa Meditation Center New York	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	375 W. Erie Street, Unit C-101	
<b>SUBJECT:</b>	Application for a special use to establish a religious assembly facility.	

<b>289-19-Z</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 30</b>
<b>APPLICANT:</b>	Constantina Koudounis Trust	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2992 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, retail and thirteen dwelling unit building.	

<b>290-19-Z</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 30</b>
<b>APPLICANT:</b>	Constantina Koudounis Trust	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2992 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area from the required 13,000 square feet to 11,896 square feet for a proposed four-story, retail and thirteen dwelling unit building.	

<b>327-19-Z</b>	<b>ZONING DISTRICT: B2-3</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	Tim Pomaville	
<b>OWNER:</b>	Ambrosia Homes of Illinois, LLC Series 39	
<b>PREMISES AFFECTED:</b>	2438 N. Western Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from 30' to 2' for a proposed detached garage with roof with an attached rear open porch for access which will serve a proposed three-story, three dwelling unit building.	
<b>376-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Kriser's Feeding Pets for Life, LLC	
<b>OWNER:</b>	MR 3629 Western Waveland, LLC	
<b>PREMISES AFFECTED:</b>	3649 N. Western Avenue	
<b>SUBJECT:</b>	Application for a special use to establish an animal shelter / boarding, animal training/ day care facility.	
<b>383-19-Z</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	KPLN Holdings, LLC	
<b>OWNER:</b>	L W East Series, LLC and Southport Lincoln Property Series, LLC	
<b>PREMISES AFFECTED:</b>	2933-37 N. Southport Avenue / 2956-58 N. Lincoln Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story, mixed use building with an attached twelve car garage.	
<b>388-19-Z</b>	<b>ZONING DISTRICT: C2-3</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	East Bank Storage on 35th Street, Inc.	
<b>OWNER:</b>	South Branch, LLC	
<b>PREMISES AFFECTED:</b>	1200 W. 35th Street	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license to provide an event space which is located within 125' of a residential district.	
<b>391-19-S</b>	<b>ZONING DISTRICT: C1-2</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	1917 Jefferson Partners, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1917 S. Jefferson Street	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building.	
<b>392-19-Z</b>	<b>ZONING DISTRICT: C1-2</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	1917 Jefferson Partners, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1917 S. Jefferson Street	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,882.5 square feet for a proposed four-story, four dwelling unit building.	

<b>394-19-S</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 48</b>
<b>APPLICANT:</b>	Board of Education of City of Chicago	
<b>OWNER:</b>	Shopping Center BF, LLC	
<b>PREMISES AFFECTED:</b>	5300 N. Broadway	
<b>SUBJECT:</b>	Application for a special use to establish a public Pre-Kindergarten school.	
<b>395-19-S</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 34</b>
<b>APPLICANT:</b>	Shama Ministries	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	11136 S. Eggleston Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a group community home.	
<b>402-19-Z</b>	<b>ZONING DISTRICT: DR-3</b>	<b>WARD: 42</b>
<b>APPLICANT:</b>	Joseph Peterchak	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	77 E. Cedar Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 20.08' to zero for a proposed three-story rear addition with roof deck.	
<b>407-19-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	1913 N. Halsted Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1913 N. Halsted Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 39.3' to 32' for a proposed four-story, two dwelling unit building.	
<b>408-19-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	1913 N. Halsted, Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1913 N. Halsted Street	
<b>SUBJECT:</b>	Application for a variation to establish a new curb cut to serve a proposed four-story, two dwelling unit building.	
<b>410-19-S</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 40</b>
<b>APPLICANT:</b>	Alan Coyle	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2755 W. Lawrence Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with six car garage with roof deck accessed from the rear open porch.	

<b>411-19-Z</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 40</b>
<b>APPLICANT:</b>	Alan Coyle	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2755 W. Lawrence Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, six dwelling unit building with a six car garage with roof deck accessed from the rear open porch.	
 <b>413-19-S</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 49</b>
<b>APPLICANT:</b>	JYM Investments, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2321 W. Howard Street	
<b>SUBJECT:</b>	Application for a special use to establish a one-lane drive through to serve a proposed one-story, restaurant.	
 <b>416-19-Z</b>	 <b>ZONING DISTRICT: RS-3</b>	 <b>WARD: 14</b>
<b>APPLICANT:</b>	Sze Wing Li	
<b>OWNER:</b>	Ernesto Esparza	
<b>PREMISES AFFECTED:</b>	4421 S. Drake Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 39.97' to 15.17', north side setback from 2' to 1.40', south side setback from 2' to 1.57', combined side setback from 5' to 2.97' to permit the subdivision of one zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.	
 <b>417-19-Z</b>	 <b>ZONING DISTRICT: RS-3</b>	 <b>WARD: 14</b>
<b>APPLICANT:</b>	Sze Wing Li	
<b>OWNER:</b>	Ernesto Esparza	
<b>PREMISES AFFECTED:</b>	4421 S. Drake Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the off-street parking from one non-conforming parking space to zero to allow the subdivision of one improved zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.	
 <b>418-19-Z</b>	 <b>ZONING DISTRICT: RS-3</b>	 <b>WARD: 14</b>
<b>APPLICANT:</b>	Sze Wing Li	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4423 S. Drake Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 39.97' to 20' for a proposed two-story, single family residence.	

<b>419-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	1932 N. Fremont, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1932 N. Fremont Street	
<b>SUBJECT:</b>	Application for a variation to reduce the south side setback from the required 2' to 1' (north side to be 3'), combined side setback from 5' to 4' for a proposed three-story, single family residence.	
<b>420-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 44</b>
<b>APPLICANT:</b>	Medmar Lakeview, LLC	
<b>OWNER:</b>	3524 N. Clark, LLC	
<b>PREMISES AFFECTED:</b>	3524 N. Clark Street	
<b>SUBJECT:</b>	Application for a special use to establish a medical cannabis dispensary.	
<b>422-19-Z</b>	<b>ZONING DISTRICT: C1-1</b>	<b>WARD: 12</b>
<b>APPLICANT:</b>	United Developments and Investments II, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1551-59 W. 33rd Street	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 7.63' to zero for a proposed one-story commercial building with five open parking stalls.	
<b>423-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 44</b>
<b>APPLICANT:</b>	Natural Nail Cafe Corp.	
<b>OWNER:</b>	Ni Brother Inc.	
<b>PREMISES AFFECTED:</b>	2831 N. Halsted Street 1N	
<b>SUBJECT:</b>	Application for a special use to establish a nail salon.	
<b>448-19-S</b>	<b>ZONING DISTRICT: B3-5</b>	<b>WARD: 48</b>
<b>APPLICANT:</b>	MQS Group, LLC	
<b>OWNER:</b>	Edgewater Beach Apartment Corporation	
<b>PREMISES AFFECTED:</b>	5557 N. Sheridan Road	
<b>SUBJECT:</b>	Application for a special use to establish a tavern.	
<b>457-19-S</b>	<b>ZONING DISTRICT: PMD-4A</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	Moonlight Studios, Inc.	
<b>OWNER:</b>	DDP Enterprises, LLC	
<b>PREMISES AFFECTED:</b>	1455 W. Hubbard Street	
<b>SUBJECT:</b>	Application for a special use to establish an accessory off-site parking lot with seventeen required parking spaces to serve a proposed industrial private event space located at 1446 W. Kinzie Street.	

<b>458-19-Z</b>	<b>ZONING DISTRICT: PMD-4A</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	Moonlight Studios, Inc.	
<b>OWNER:</b>	DDP Enterprises, LLC	
<b>PREMISES AFFECTED:</b>	1455 W. Hubbard Street	
<b>SUBJECT:</b>	Application for a variation to establish shared parking for seventeen parking spaces for non-residential use with different peak hours to accommodate the required parking for a proposed industrial private event space located at 1446 W. Kinzie Street.	

Approval of the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. No. 337-19-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of August 16, 2019.

Adjournment.